

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 12, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:32 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,

Craig Nicholson,

Nathan Walter, (Board Member Arthur Munoz absent),

Ms. Hartestein (prospective buyer, unit 337), Ms. Leyva (unit 369) Dr. Zuk (unit 219), James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Dr. Zuk (219) discussed a **plumbing leak** that has caused damage to unit 111; Dr. Zuk seeking to verify which unit(s) are located directly below his unit (219). The Board will follow up.

The Board again discussed **motorcycle/car parking** issue at the assigned parking space 114 and the installation of a car lot bumper as a possible solution; this item will be placed on next month's Board meeting agenda.

Meeting Minutes: The **February Board Meeting minutes** (2/5/09) were reviewed and **approved** as presented.

Landscaping: Ms. Leyva (369) reported the following: tree trimming in Phase 3 can be postponed 6 months; removal of dead trees in 7634/7640 creek area (will request quote from Progressive); 7602/7610 select tree removal may be required; laying out bark in landscaping areas; Geranium planting areas; a water leak at bldg. 7638 on one of the lines going into the building. The Board thanked Ms. Leyva for the report and will discuss again, as required.

Treasurer's Report:

	February '09	YTD
Total Income	\$66,466.61	\$131,361.61
Operating Expenses	27,894.75	52,142.39
Transfer to Reserve	(35,102.86)	(75,750.22)
Total in Savings	\$676,643.32	

James N. reported Operating Expenses are approximately 5% below budget allocation. James N. distributed copies of the Audited Financial Statement and the Assn. Tax Return to the Board members.

The **February** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** the Board reviewed the status of the work scheduled for units 239 (currently in-progress), 339, 342/343, 214, 313 and 206.
- **Sidewalk repair:** bid from Qualified Concrete; Todd M. will survey the development for required repairs.
- **Water leak involving unit 111:** James N. and Todd M. inspected the damage (to unit 111) with the plumber; Todd M. will verify adjacent units' location (as noted above in the discussion with Dr. Zuk).
- **Electrical wiring/cable replacement** (interior): discussion of the Board's role/responsibility on the issue.

No other Old Business

New Business

Items addressed:

- **Roof repair:** (the Board approved addressing this issue as an Emergency Item) 7624: re-shingle, approx. \$8000 with H&H Roofing (Approved); 7628: awaiting second quote for re-roofing (H&H), Board approved/authorized Todd M. to make final decision when quotes are received.
- **Liens:** (Emergency Item) Board unanimously declared as an emergency and unanimously approved filing liens on the following units for non-payment of Assn. monthly fees: 121, 124 and 213.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned**.

The next Board meeting is scheduled for **Thursday, April 9, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe